

PARCEL DATA

PARCEL NUMBERS: 2072003023, 2072003024

ZONING DISTRICT: RESOURCE PRESERVATION-INDUSTRIAL DISTRICT (RPD-I)

LOT AREA:	REQUIRED	PROPOSED
	40,000 SF	9.61 ACRES

LOT FRONTAGE: 200 FT (REQUIRED), 79 FT (PROPOSED)

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT	50 FT	61 FT
SIDE	25 FT	26 FT
REAR (SEE BUFFER)	25 FT	*208 FT

*200 FT BUFFER FROM RESIDENTIAL AREAS PROVIDED

COVERAGE: 60% (REQUIRED), 24.6% (102,791 SF) (PROPOSED)

MAX. BUILDING HEIGHT: 45 FT (REQUIRED), <12 FT (PROPOSED)

UTILITIES: NO WATER OR SEWER, ONSITE STORMWATER INFILTRATION

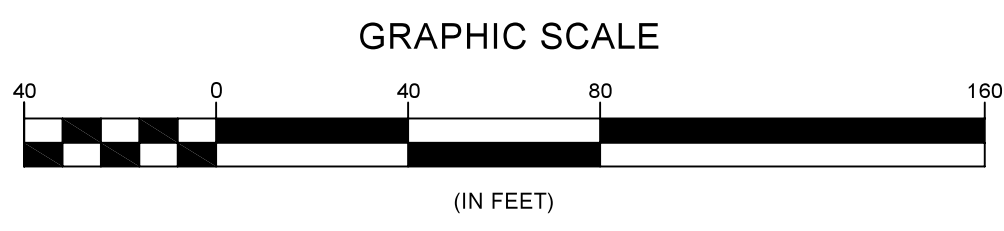
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE DISSOLVED BOUNDARY LINE BETWEEN LOTS 21A AND 23 OF THE SAXON HILL INDUSTRIAL PARK AND THE SITE WORK ASSOCIATED WITH THE CONSTRUCTION OF 7 MINISTORAGE BUILDINGS.

2. BASE MAPPING IS FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION, A FIELD SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS ON 10/05/2021, AND RECORD INFORMATION FROM SHEET 2, "SAXON HILL INDUSTRIAL PARK - LOT #19 - SITE PLAN" BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C., DATED 04/28/2021.

APPLICANT & LANDOWNER
 GLENN & RONALYN CUMMINGS
 65 LAKEWOOD COURT
 COLCHESTER, VT 05446

THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM 'DIGSAFE' AT 811 PRIOR TO ANY EXCAVATION



LEGEND

LEGEND	SOIL DESCRIPTION
AdA	ADAMS & WINDSOR LOAMY SAND, 0-5% SLOPES

LEGEND

—	PROJECT PROPERTY LINE
- - -	DISSOLVED PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING EASEMENT
---	BUILDING SETBACK
---	CONTOUR MAJOR
---	EXISTING OVERHEAD WIRE
---	EXISTING WOODLINE
---	PROPOSED CHAINLINK FENCE
■	PROPOSED BUILDING
■	PROPOSED PAVED SURFACE

SHEET INDEX

SHEET 1	OVERALL SITE PLAN
SHEET 2	GRADING & UTILITY PLAN
SHEET 3	LIGHTING PLAN
SHEET 4	EPSC PLAN
SHEET 5	PCSDQ PLAN
SHEET 6	SITWORK DETAILS & SPECIFICATIONS

Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	

SAXON HILL INDUSTRIAL PARK
LOT 21A & 23
 23 & 24 CORPORATE DRIVE ESSEX, VT

OVERALL SITE PLAN

Lamoureux & Dickinson
 Consulting Engineers, Inc.
 14 Morse Drive, Essex, VT 05452
 802-878-4450 www.LDengineering.com

Project No. 21075
 Survey NDS
 Design NDS
 Drawn NDS
 Checked ABR
 Date 10/14/2021
 Scale 1" = 40'
 Sheet number 1